

Historic Architectural Review Commission

Staff Report Item 15a

Meeting Date:	March 25, 2014
Applicant:	Carlos O. Rojas, Architect
Application Number:	H14-01-0417
Address:	#321 Grinnell Street
Description of Work:	Front porch on second floor setback five feet from front of house 7'-4" by 10'-0". Partial new flat roof.
Building Facts:	The house in question is listed as a contributing resource. The one and a half story house was built ca. 1920. According to the Sanborn maps the attached north addition was an open porch. A ca. 1965 photo portraits the addition as an enclosed structure. The enclosed attached structure located on the north side of the house has a low pitch shed roof and it is lower in height than the main house. The house has a front porch with a slab concrete floor and concrete railings. The house is located on a corner lot on Grinnell Street and Thompson Lane. The adjacent house towards the north side is a one and a half story contributing structure.
Guidelines Cited in Review:	Roofing (page 26), specifically guideline 4. Additions, alterations and new construction (pages 36-38a), specifically guidelines for additions 3, 5 and 6 of page 37.

Staff Analysis

On January 28, 2014 the Commission approved with condition a previous submitted application that included, among other elements, a roof deck on the north side of the house, facing Grinnell Street. The condition of that approval was that the proposed upper deck on the north portion of the house was withdrawn from the application. The applicant agreed to that condition.

The Certificate of Appropriateness in review proposes to partially change the roof slope of the attached north side addition into a flat roof in order to use the

roof as a deck. The new roof deck will be setback from the main house front façade 5 feet. The front deck will have wood railings surrounding it that will be 3'-0" height. The railings will extend through all the north façade in order to connect it with the previously approved deck.

Consistency with Guidelines

1. The proposed design will change the form of the roof over the existing north addition. The use of railings over an addition on a front façade is a non-traditional design. Reviewing the surrounding context there is no single one story house that exhibits a roof deck on the front façade. Roof decks visible from the street are not typical.
2. The proposed roof deck design is not compatible with the characteristics of the original structure, neighboring buildings and streetscapes.
3. The proposed roof deck will change the roof configuration. Although the actual roof is not original to the house, there used to be an attached structure with a shed roof; which is a typical configuration for old side additions to historic houses. The change of the configuration of the roof, to a flat one for a roof deck will not be a change that will return the roof to a verifiable and appropriate historical form.

It is staff's opinion that the proposed deck over the roof facing Grinnell Street is not appropriate and is contrary to many guidelines for roofing and for additions and alterations. It is staff opinion that an approval of this type of deck on a front elevation may be a precedent to many similar homes that have a side addition with a shed roof.



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

February 10, 2014

Arch. Carlos Rojas, AIA
#2012 Roosevelt Dr.
Key West, Florida 33040

**RE: NEW POOL AND POOL DECK. NEW SECOND FLOOR PORCH AND DECK WITH SPIRAL STAIRCASE ACCESS. NEW FENCE. DEMOLISH ACCESORY STRUCTURE.
FOR: #321 GRINNELL STREET HARC APPLICATION # H13-01-1809
KEY WEST HISTORIC DISTRICT**


Dear Architect Rojas:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved with conditions** the above mentioned project on the public hearing held on Tuesday, January 28, 2014. The Commission motioned to approve your design with the condition that the north west side attached addition will stay as it is, without any roof deck or flat roof. Another condition was that the north side railings over the roof will not be built, leaving just the back roof deck as the only approved change over the roof areas. You agreed to the conditions.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

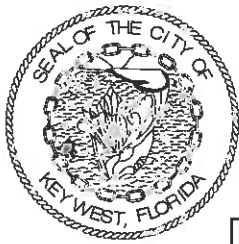
Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

09-04-2014 010417

APPLICATION # _____

OWNER'S NAME: Dennis Mulqueen DATE: 3-3-14

OWNER'S ADDRESS: 321 Grinnel Street PHONE #: 2924870

APPLICANT'S NAME: Carlos Rojas AIA PHONE #: 9233567

APPLICANT'S ADDRESS: 2012 Roosevelt Drive

ADDRESS OF CONSTRUCTION: 321 Grinnel Street # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Front porch 2nd floor set back 5' from front of house 7'-4" x 10'-0"

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 3-3-14

Applicant's Signature: [Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Building is listed as a contributing resource. house
was built ca. 1920.*

*Guidelines for roofing / additions/alterations, new
construction.*

*Ordinance for demolition of non-historic / non
contributing structure*

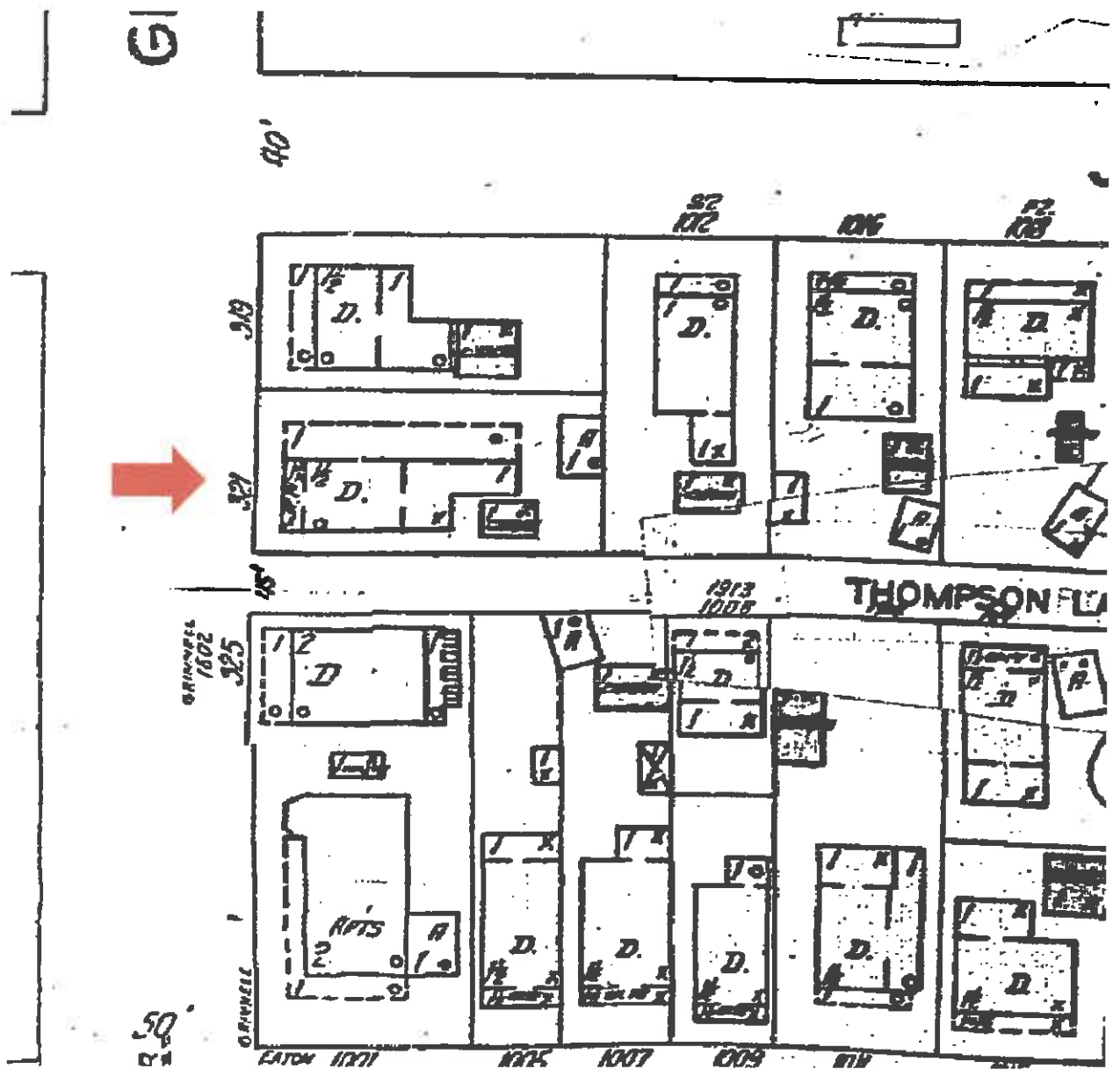
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

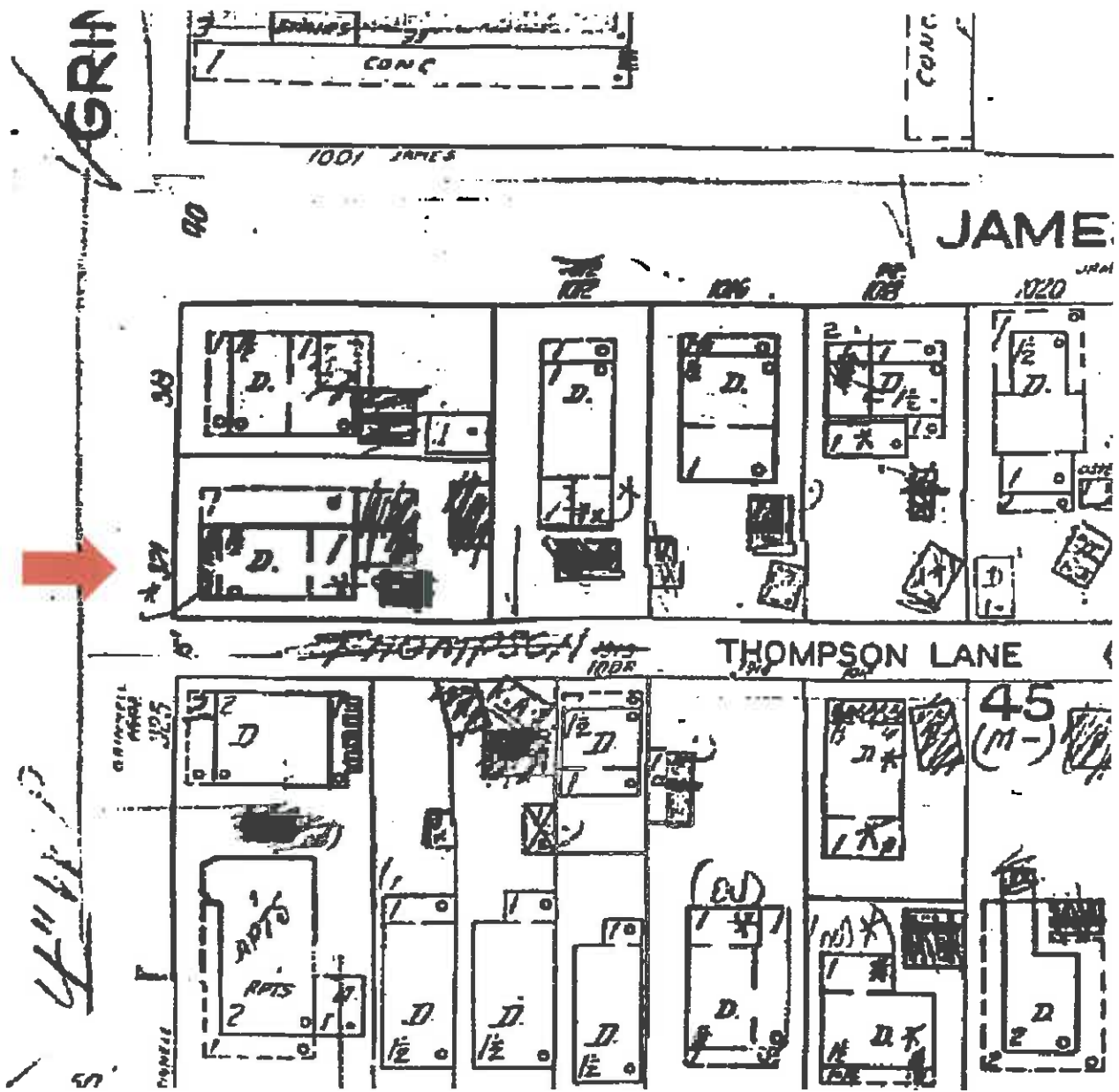
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#321 Grinnell Street Sanborn map 1948



#321 Grinnell Street Sanborn map 1962

Project Photos



#321 Grinnell Street. Photo circa 1965 Monroe County Library



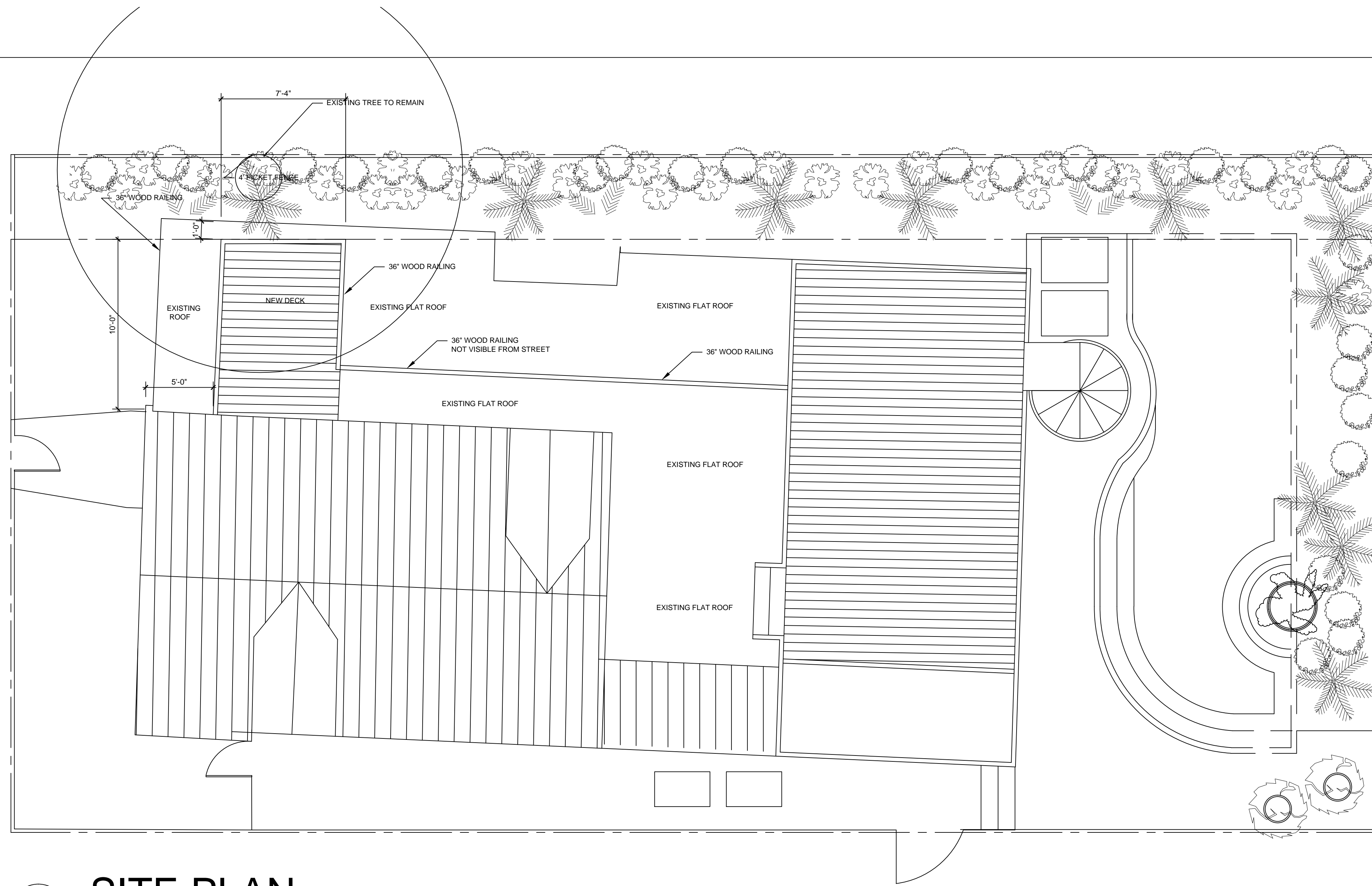


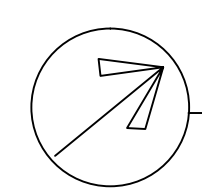
Google earth



Proposed design

GRINNEL STREET



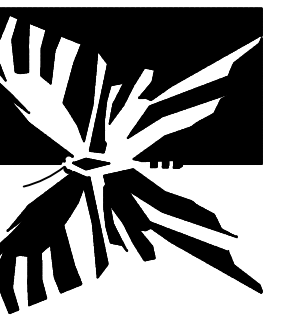
 **SITE PLAN**
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



Carlos O. Rojas, Jr. AIA
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
ArchitectK@hotmail.com

Revisions

NO.	DESCRIPTION

Carlos O. Rojas, Jr. Architect
Mulqueen Residence
321 Grinnel Street

Project Number
20130321Grin
Date
3/03/14
Drawn By
COR

C5

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 25, 2014, at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

FRONT PORCH SECOND FLOOR SET BACK 5' FROM FRONT OF HOUSE 7'-4" BY 10'-0". PARTIAL NEW FLAT ROOF. PARTIAL DEMOLITION OF SHED ROOF.

FOR: 321 GRINNELL

Applicant-Carlos Rojas

Application # H14-01-0417

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Carlos Rojas, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 321 Grinnel street on the 20 day of March, 2014.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 25 March, 2014.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H14-01-0417

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

[Signature]
Date: 3-20-14
Address: 2012 Roosevelt Dr
City: Key West
State, Zip: FL 33046

The foregoing instrument was acknowledged before me on this 20th day of March, 2014.

By (Print name of Affiant) Carlos Rojas who is personally known to me or has produced [Signature] as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015



321

**Public
Meeting
Notice**





Public
Office

Public
Office



Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Website tested on IE8,
IE9 & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1002755 Parcel ID: 00002660-000000

Ownership Details

Mailing Address:
MULQUEEN DENNIS
23925 FARMINGTON RD
FARMINGTON, MI 48336-2323

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 321 GRINNELL ST KEY WEST
Subdivision: Corrected Diagram
Legal Description: KW SUB 9 PT LOT 2 SQR19 G34-497/98 OR97-445/46 OR415-216/17 OR981-1012 OR1355-1178/82WILL OR1415-2043/44ORD OR1460-915 OR1748-933/34 OR2638-62/64

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	40	81	3,220.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1530
Year Built: 1933

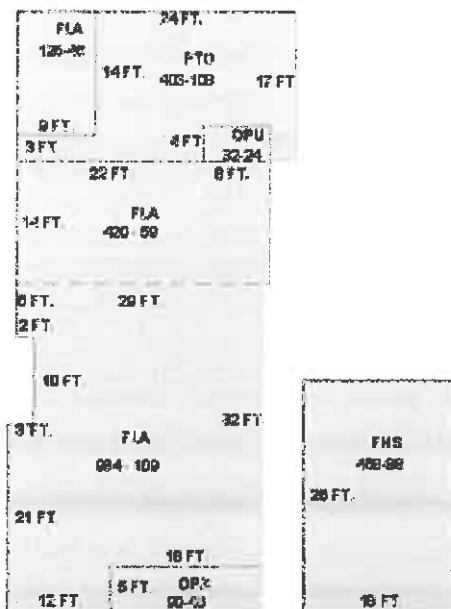
Building 1 Details

Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade <u>500</u>
Effective Age <u>11</u>	Perimeter <u>214</u>	Depreciation % <u>10</u>
Year Built <u>1933</u>	Special Arch <u>0</u>	Grnd Floor Area <u>1,530</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS
 Heat 1 NONE Heat 2 NONE Bedrooms 4
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1933	N Y	0.00	0.00	984
2	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N Y	0.00	0.00	126
3	<u>OPU</u>		1	1993	N N	0.00	0.00	32
5	<u>FHS</u>		1	1993	N Y	0.00	0.00	468

6	PTO		1	2001	N	N	0.00	0.00	403
7	OPX		1	1993					90
8	FLA	5:C.B.S.	1	1933		Y			420

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
5	FN2:FENCES	96 SF	24	4	2000	2001	2	30

Appraiser Notes

2012-05-23 MLS \$589,000 4/3 WONDERFUL CONCH HOME SITUATED IN OLD TOWN CLOSE TO WATERFRONT. MANY RECENT UPDATES INCLUDE AN OPEN GOURMET KOSHER KITCHEN WITH STAINLESS STEEL APPLIANCES, TWO GAS STOVES, TWO SINKS AND GRANITE COUNTER TOPS. HOUSE WAS BUILT WITH DADE COUNTY PINE. THERE IS OFF STREET PARKING.

BACK BLDG. IS NOT ATTACHED - NAT

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	9703729	12/10/1997	11/05/1998	15,000 Residential	NEW UTILITY BUILDING
2	9703729	04/16/1998	11/05/1998	15,000 Residential	INSTALL 3 NEW FIXTURES
4	9900329	01/28/1999	08/18/1999	500 Residential	SIGN
5	9901045	03/25/1999	08/18/1999	1,200 Residential	4 SQS M/B RUBBER ROOF
6	02-0693	04/05/2002	09/04/2002	500 Residential	REPLACE SEWER LINE
7	05-2121	06/07/2005	11/04/2005	300 Residential	CHANGE TWO DOORS
8	05-3981	09/14/2005	11/04/2005	3,500 Residential	A.T.F PERMIT -INSTALL 2TO5 TON A/C
9	06-1370	03/31/2006	12/20/2006	1,000 Residential	INSTALL FENCE IN FRONT
	06-1369	03/31/2006	12/20/2006	3,500	INSTALL 100SF OF SHEETROCK, 50SF CABINETS, 200SF TILE, 500LF BASEBOARD
	06-3252	06/01/2006	12/20/2006	3,000	REPLACE 4 WINDOWS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	205,609	762	288,995	495,366	495,366	495,366	0
2012	207,844	772	288,995	497,611	497,611	497,611	0
2011	208,639	785	313,821	523,245	523,245	523,245	0
2010	211,065	795	322,000	533,860	533,860	533,860	0
2009	234,606	805	322,000	557,411	557,411	557,411	0
2008	215,702	819	483,000	699,521	699,521	699,521	0

2007	220,549	829	483,000	704,378	704,378	704,378	0
2006	435,293	839	305,900	742,032	742,032	742,032	0
2005	453,236	852	241,500	695,588	695,588	695,588	0
2004	248,293	862	225,400	474,555	474,555	474,555	0
2003	275,881	872	89,194	365,948	365,948	365,948	0
2002	228,845	886	89,194	318,925	318,925	318,925	0
2001	201,988	4,650	89,194	295,832	253,546	25,000	228,546
2000	175,295	9,359	61,180	245,835	245,835	25,000	220,835
1999	133,571	8,711	61,180	203,462	203,462	0	203,462
1998	104,977	4,393	61,180	170,550	170,550	0	170,550
1997	99,452	4,383	54,740	158,575	128,595	25,000	103,595
1996	74,589	3,455	54,740	132,784	124,850	25,000	99,850
1995	67,959	3,300	54,740	125,999	121,805	25,000	96,805
1994	60,776	3,087	54,740	118,603	118,603	25,000	93,603
1993	67,049	1,082	54,740	122,872	122,872	25,000	97,872
1992	67,049	1,082	54,740	122,872	122,872	25,000	97,872
1991	67,049	1,082	54,740	122,872	122,872	25,000	97,872
1990	50,031	1,082	41,055	92,169	92,169	25,000	67,169
1989	41,348	984	40,250	82,582	82,582	25,000	57,582
1988	36,878	984	34,615	72,477	72,477	25,000	47,477
1987	31,152	984	21,830	53,966	53,966	25,000	28,966
1986	31,284	984	21,097	53,365	53,365	25,000	28,365
1985	30,576	984	13,516	45,076	45,076	25,000	20,076
1984	29,029	984	13,516	43,529	43,529	25,000	18,529
1983	29,029	984	13,516	43,529	43,529	25,000	18,529
1982	29,457	984	13,516	43,957	43,957	25,000	18,957

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/27/2013	2638 / 62	525,000	WD	02
6/1/1997	1460 / 0915	199,000	WD	Q
2/1/1969	415 / 216	5,500	00	Q

This page has been visited 426,392 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

